

DEVELOPMENT UPDATE



Bloomington Central Station transit-oriented development looking to the west.

and conference center, office and retail uses, pedestrian and bicycle routes, and open space. The \$700 million project centers around Bloomington Central Station, one of three light rail stations in Bloomington, and is to be built in several phases over a seven-year period. The first phase includes two, 16-story residential condominium buildings. Construction may begin this fall.



Central lobby for residential component of McGough's development.



Concept drawing of GRECO's development includes residential, office and retail space.

FRANCE & OLD SHAKOPEE ROAD  
PROJECT SELECTED FOR NORTHEAST CORNER

IN JUNE, THE HOUSING AND REDEVELOPMENT Authority selected Gregory Real Estate Company (GRECO) to construct a mixed-use development on the

northeast corner of France Avenue and Old Shakopee Road. The project is expected to include 60 condominiums, 5,000 square feet of office and 15,000 square feet of retail space. Construction is scheduled to begin in 2005.

Public improvements including street widening, new turn lanes, sidewalks, signals, medians and landscaping are currently underway and are scheduled for completion in November.

A 4,000-square foot retail building was constructed last fall on the southeast quadrant of the intersection. The majority of the remaining properties at the intersection of France Avenue and Old Shakopee Road have been acquired.



Plan for northeast corner of France Avenue and Old Shakopee Road.



IKEA – A NEW BEGINNING  
SWEDISH RETAILER SETTLES IN CITY

EXERCISING A SWEDISH TRADITION THAT SYMBOLIZES A NEW BEGINNING, IKEA staff and Mayor Gene Winstead sawed a log in two to open the home furnishings store in Bloomington on July 14.

Thousands of shoppers attended the grand opening of the 336,000-square foot IKEA that carries more than 9,000 products and features 50 different room settings, four model homes and a 350-seat

restaurant serving Swedish specialties. IKEA is the first stage of ongoing phases of the Mall of America.

Infrastructure improvements in the area include light rail transit (*see above*) and reconstruction of Lindau Lane to accommodate the increased traffic. Lindau Lane is now partially opened to traffic and will be completely operational by the end of construction season 2004.



PARK  
IMPROVEMENTS  
RUN ALONG THE EAST  
BUSH LAKE ROAD TRAIL

PEDESTRIAN AND BIKEWAY improvements are planned along East Bush Lake Road from 84th to 106th Street. The proposed project will use new and existing trails to provide a continuous 3.34-mile trail that will allow access to Hyland Lake Park Reserve, Bush Lake Beach, Richardson Nature Center, Forest Glen Trail and Lake Normandale. A railway underpass will be constructed north of 86th Street to cross East Bush Lake Road.

A federal grant will fund up to 80 percent of construction costs. Hennepin County, Three Rivers Park District, City of Bloomington and Metropolitan Council grants will also fund the project. Pending passage of a federal transportation bill, construction for the proposed trail could begin late September 2004 with completion by fall 2005.

For more information on Hyland Lake Park Reserve, go to [www.threeriversparkdistrict.org](http://www.threeriversparkdistrict.org).